

OFFERING MEMORANDUM



KEY INVESTMENT HIGHLIGHTS



44,706 SF Industrial Property



100% Net Leased - 2 Tenants



Sale Price: \$2,432,131 (\$54.40/SF)
NOI: \$194,570.52
Cap Rate: 8.00%



Located on Interstate 76



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This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Waypoint Real Estate, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial improvements, the presence or absence of contaminating substances, pcb's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this investment offering has been obtained from sources. All potential buyers are responsible to take appropriate measures to verify all of the information set forth herein.

Contact Waypoint Real Estate, LLC for any property showings or for more information.



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EXECUTIVE SUMMARY

THE OFFERING

Waypoint Real Estate is pleased to present this 100% net leased investment opportunity in Fort Morgan, Colorado.

The property is incredibly well located directly off of Interstate 76.

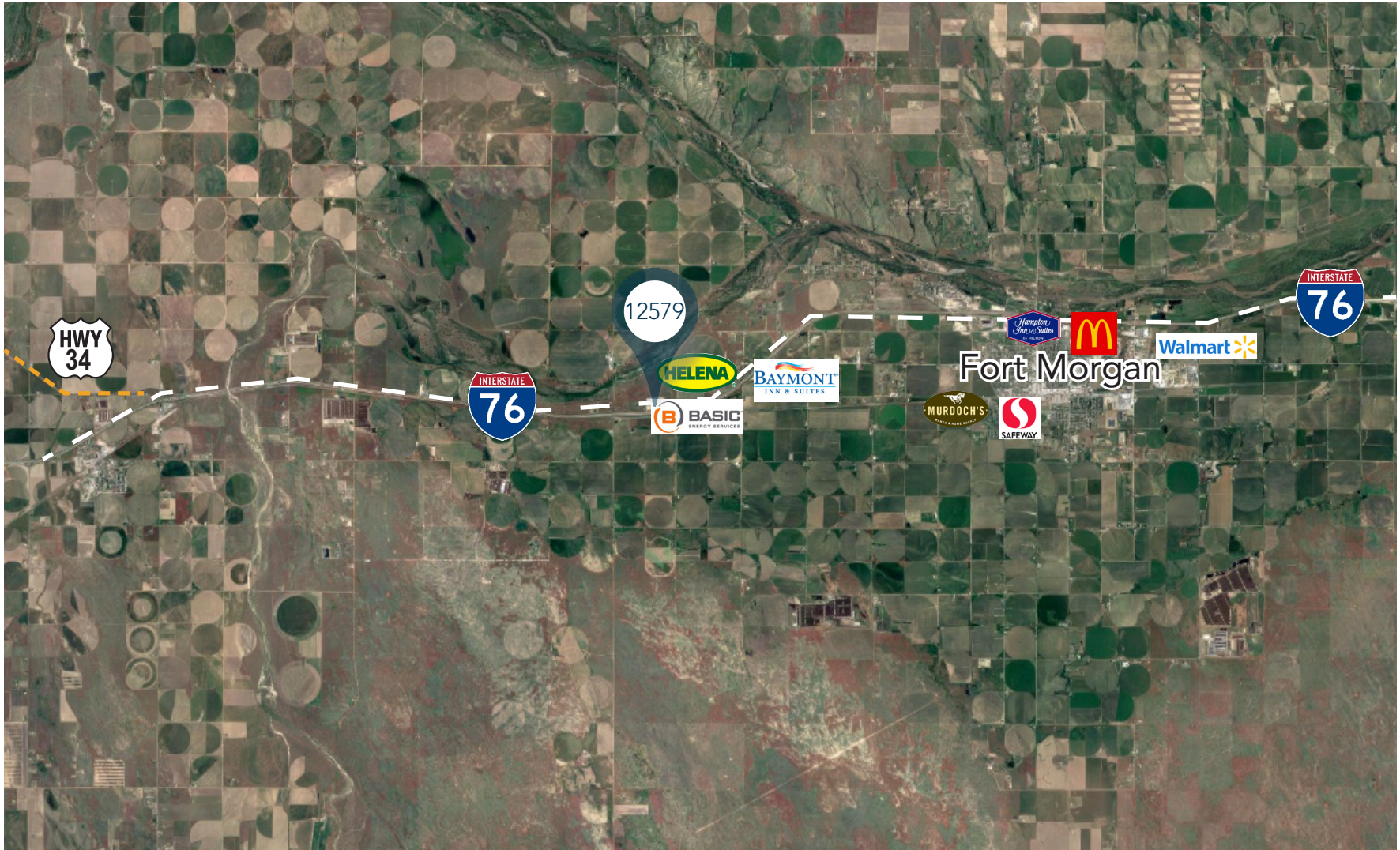
The Industrial property has a distribution facility for a corporation and a manufacturing tenant.

Price:	\$2,432,131
Price/SF:	\$54.40
In Place NOI:	\$194,570.52
Address:	12579 Energy Road, Fort Morgan CO
County:	Morgan County
Parcel:	122707002009
Zoning:	Industrial
Site Square Footage:	139,392 SF (3.20 acres)
Building Square Footage:	44,706 SF
Tenant Count:	2





AREA MAP





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